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PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

NOTICE OF LISTED BUILDING CONSENT

Manning Elliott Partnership
Langlands
Pallet Hill
Penrith
CA11 0BY

APPLICATION REF: 4/23/2367/0L1

**LISTED BUILDING CONSENT FOR ERECTION OF ROADSIDE FENCE WITH
SCREEN HEDGE PLANTING, INSTALLATION OF A DOMESTIC OIL TANK,
CONSTRUCTION OF GARDEN/BIKE STORE AND SCREENED DOMESTIC
WASTE BIN ENCLOSURE (RETROSPECTIVE)**

MOORLEYS, EGREMONT

Manning Elliott Partnership

The above application dated 30/11/2023 has been considered by the Council in pursuance of its powers under the above Act and LISTED BUILDING CONSENT HAS BEEN GRANTED subject to the following conditions:

1. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-
 - Site Location Plan, Scale 1:2500, Drawing Number: 2102-PL-100, Revision: A, received by the Local Planning Authority on the 30th November 2023.
 - Site Block Plan (Amended), Scale 1:200, Drawing Number: 2102-PL-220, Revision: C, received by the Local Planning Authority on the 29th August 2024.

- Proposed Details (Amended), Scale 1:50, Drawing Number: 2102-PL-620, Revision: D, received by the Local Planning Authority on the 29th August 2024.
- Existing Vehicular Access Visibility Splay Indicative Site Plan (Amended), Scale 1:100, Drawing Number: 2102-PL-221, Revision: B, received by the Local Planning Authority on the 29th August 2024.
- Planning Design and Access Statement and Heritage Statement (Amended), received by the Local Planning Authority on the 29th August 2024.
- Bunded 2000 Litre Ecosafe Slimline Oil Tank, received by the Local Planning Authority on the 30th November 2023.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. Within three months of the date of this permission, the existing front boundary close boarded fence must be reduced to 1m in height in accordance with the following approved plans:

- Site Block Plan (Amended), Scale 1:200, Drawing Number: 2102-PL-220, Revision: C, received by the Local Planning Authority on the 29th August 2024.
- Proposed Details (Amended), Scale 1:50, Drawing Number: 2102-PL-620, Revision: D, received by the Local Planning Authority on the 29th August 2024.

The boundary fence must be retained in accordance with these approved details at all times thereafter.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

20TH September 2024

A handwritten signature in black ink, appearing to read 'N. J. Hayhurst' with a stylized flourish at the end.

Nick Hayhurst
Head of Planning and Place
Inclusive Growth and Placemaking

LISTED BUILDING CONSENT

NOTICE

IMPORTANT: This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment or under the Building Regulations.

These Notes do not apply when consent is granted unconditionally.

Appeals to the Secretary of State

If you are aggrieved by the decision of the Authority to refuse your application or to impose conditions on the permission with which you are dissatisfied, you may appeal to the Secretary of State under Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. All appeals are handled on behalf of the Secretary of State by the Planning Inspectorate.

If you want to appeal against this decision then you must do so within 6 months of the date of this notice, or such longer period as the Secretary of State may, at any time, allow. Although the Secretary of State can allow a longer period for giving notice of an appeal, he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made electronically. You can find more information online at www.gov.uk/planning-inspectorate or using a form which you can get from the Planning Inspectorate Customer Support Team (0303 444 50 00).

Please note only the applicant possesses the right of appeal.

If Listed Building consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Authority a Listed Building purchase notice requiring the Authority to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.